

**BOARD OF ADJUSTMENT
CITY OF FORT LAUDERDALE**

**WEDNESDAY, JULY 11, 2001
7:30 P. M.**

**CITY HALL
CITY COMMISSION CHAMBERS, 1ST FLOOR
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

AGENDA RESULTS

1. APPEAL NO. 00-40

APPLICANT: M. Jean and Richard Waters
LEGAL: "Bermuda Riviera Sub of Galt Ocean Mile", Plat Book 38,
Page 46, Block "C", Lot 27
ZONED: RS-8 Residential Single Family/Low Medium Density District
STREET: 53 Castle Harbor Isle Drive
ADDRESS: Fort Lauderdale, FL 33308

APPEALING: Sec. 47-24.12.A.7 requesting a **rehearing** of the Board of Adjustment's Order of September 13, 2000 denying a variance under **Sec. 47-19.2 (P)** to permit a 1' 7" rear yard for an existing 58.5 sq. ft free standing shade structure built without a permit in a residential zone, abutting a waterway, where the Code requires that a free standing shade structure have a minimum rear yard of 10 ft when abutting a waterway in a residential zone.

GRANTED

2. APPEAL NO. 01-17

APPLICANT: Devilson Casseus
LEGAL: Lot 21, Block 68, of "Progresso", according to the Plat thereof recorded in Plat Book 2, Page 18, of the Public Records of Broward County, Florida
ZONED: RC – Residential Single Family/Medium Density District
STREET: 1432 NW 7 Avenue
ADDRESS: Fort Lauderdale, FL 33311

APPEALING: **Sec-47-5.32 (Table of Dimensional Requirements):** To permit a 4.30' side yard for an existing carport enclosure on a single-family dwelling constructed without a permit, where the code requires a minimum 5' side yard for a single-family development.

CONTINUED

3. **APPEAL NO. 01-31**

APPLICANT:

LEGAL:

ZONED:

STREET:

ADDRESS:

James H. Conklin

Lot 2, Block 33, "Coral Ridge Galt Addition", according to the Plat thereof, as recorded in Plat Book 27, Page 46, of the Public Records of Broward County, Florida

RS-4.4 – Residential Single Family/Low Density District

2894 NE 26 St.

Fort Lauderdale, FL

APPEALING: Sec-47-19.3 (E): To permit the reconstruction of an existing retaining wall for a dock built at an elevation of 6.63' above mean sea level where the code states that the top surface of a dock shall not exceed 5 ½' above mean sea level.

WITHDRAWN

4. **APPEAL NO. 01-32**

APPLICANT:

LEGAL:

ZONED:

STREET:

ADDRESS:

William D. and Gladys McNeil

The North 40 feet of Lot 20, and all of Lot 21, "Island No. 4 Nurmi Islands", according to the Plat thereof recorded in Plat Book 24, Page 34, of the Public Records of Broward County, Florida

RMM-25 – Residential Mid-rise Multifamily/Medium Density District

133 Isle of Venice

Fort Lauderdale, FL

APPEALING: Sec-47-19.2 (P): To permit a 16 sq. ft existing free standing structure (Chickee Hut) constructed without a permit, to maintain a rear yard of 9.5' on a parcel abutting a waterway, where the code requires a minimum 10' waterway setback for a free standing shade structure that abuts a waterway.

GRANTED

5. **APPEAL NO. 01-33**

APPLICANT:

LEGAL:

ZONED:

STREET:

ADDRESS:

Arthur Percy

The Plat of "Coral Ridge Commercial Boulevard Addition No. 1", according to the Plat thereof as recorded in Plat Book 52, Page 17, of the Public Records of Broward County, Florida

B-1 – Boulevard Business District

5556 North Federal Highway

Fort Lauderdale, FL 33308

APPEALING: Sec-47-6.11: To permit a hand car wash in a B-1 (Boulevard Business) District where the use of a hand car wash is not a permitted use.

DENIED

6. APPEAL NO. 01-34

APPLICANT: George McKee
LEGAL: Parcel "A-1", Tower Park Subdivision", according to the Plat Book 46, Page 49 of the Public Records of Broward County, Florida
ZONED: RS-8 – Residential Single Family/Low Medium Density District
STREET: 601 SW 26 Avenue
ADDRESS: Fort Lauderdale, FL 33312

APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements): To permit a flag lot with a width of 12.05' at the right-of-way for the construction of a proposed single family dwelling where the code requires that a lot have a minimum width of 50'.

CONTINUED

7. APPEAL NO. 01-35

APPLICANT: ELO Associates II, LTD
LEGAL: Parcel 1 Lots 2 through 7 and 10 through 15, less the north 10' of Lots 3 and 4 for road right-of-way of Wheelers Subdivision of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 in Block B of Town of Ft. Lauderdale, according to the Plat thereof recorded in Plat Book 3, at Page 59, of the Public Records of Dade County, Florida and Parcel 2: Lot 1 less the north 15 feet and less the west 15 feet thereof and Lot 9, less the west 15 feet thereof of Wheelers Subdivision of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 in Block B of Town of Ft. Lauderdale, according to the Plat Book 3, at Page 59, of the Public Records of Dade County, Florida, said land situated, lying and being in Broward County, Florida
ZONING: RAC-CC – Regional Activity Center – City Center
STREET: 350 East Las Olas Blvd.
ADDRESS: Fort Lauderdale, FL 33301

APPEALING: Sec-5.26 (b): Seeking a **Special Exception** for a restaurant selling alcoholic or intoxicating beverages where the sale and service of such alcoholic beverages is incidental to the sale and service of food with a distance separation of 64' from another place of business in which there is already an existence, a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off the premises, where the code requires a distance separation of 300'.

GRANTED

8. APPEAL NO. 01-36

APPLICANT: Las Olas Boulevard, LTD
LEGAL: Lots 6, 7, 8, 9 and 10, Block 13, Leaird and Pellet,
Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 and Lots
21, 22, 23 and 24 of Block 13 of Colee Hammock according
to the Plat thereof, recorded in Plat Book 7, Page 36 of the
Public Records of Broward County, Florida
ZONING: CB – Community Business District
STREET 1010 East Las Olas Blvd.
ADDRESS: Fort Lauderdale, Florida 33301

APPEALING: Sec-5.26 (b): Seeking a **Special Exception** for a restaurant selling alcoholic or intoxicating beverages where the sale and service of such alcoholic beverages is incidental to the sale and service of food with a distance separation of 172' from another place of business in which there is already in existence, a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off the premises, where the code requires a distance separation of 300'.

GRANTED

9. APPEAL NO. 01-37

APPLICANT: Pavlik Family, LTD
LEGAL: Lots 1 through 12 inclusive in Block D, in a subdivision of Frank Stranahan's Subdivision of the southeast ¼ of the southwest ¼ of Section 2, Township 50 South, Range 42 east, Fort Lauderdale, Florida as recorded in Plat Book 2, Page 63, of the Public Records of Dade County, Florida said land lying situated and being in Broward County, Florida together with that certain 10' alley lying north of Lots 1 through 6 of said Block D and south of Lots 7 through 12, Block D the same constituting all of said Block D inclusive.
ZONING: RO – Residential Office
RC – 15 – Residential Single Family/Cluster/Medium Density
STREET 1301 E. Broward Blvd..
ADDRESS: Fort Lauderdale, Florida 33301

APPEALING: Sec-47-9.2.A.1.b: To waive the conditions for rezoning of a parcel to Exclusive Use Parking Lot/Residential (X-P-R) and the construction of a parking lot without the required residential units on a parcel that is currently zoned RC-15; where the code requires that parking lots in an X-P-R zoning district shall be required to have residential units. **Sec. 47-9.21.F.3:** To waive the conditions for rezoning for the construction of a parking lot in an X-P-R zoning district without the required residential units located along the entire side of the parcel which abuts a right-of-way grater than 20' in width where the code requires that parking lots in an X-P-R zoning district shall be required to have residential units located along the entire side of the parcel which abuts a right-of-way or waterway greater than 20' in width.

**WITHDRAWN
REPORT and FOR THE GOOD OF THE CITY.**

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

Board of Adjustment Agenda
July 11, 2001
Page 5

**GREG BREWTON
ZONING ADMINISTRATOR**

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NOTE: If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.